

**FIRST FLOOR STUDIO/WORKSHOP/OFFICE ACCOMMODATION
UNIT 2, W6 ROBIN MILLS
LEEDS ROAD
IDLE
BRADFORD**



60.7m² (654 sq. ft.)

- Flexible lease terms
- On-site parking
- Service charge inclusive of utilities
- Small business rate relief available (subject to qualifying criteria)

**TO LET £3,950 PER ANNUM PLUS VAT
SERVICE CHARGE £1,250 PLUS VAT**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

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1. LOCATION:

Robin Mills comprises a prominent and busy business centre complex, situated on Leeds Road (A657) at the border of Idle and Greengates. There is good access to Bradford, Leeds and Shipley with the Apperley Bridge railway station being nearby.

2. GENERAL DESCRIPTION:

Robin Mills is a converted mill offering workshop/warehouse and office accommodation arranged around a common access road/car park area.

The available accommodation is accessed via the bottom left hand corner of the main yard. The first floor space has been divided into two rooms plus an office and store, but could be reconfigured.

Shared WC facilities are available which are managed by the Landlord.



3. ACCOMMODATION

The accommodation has an approximate Gross Internal Floor Area of **60.7m² (654 sq. ft.)**.

4. RATING:

The Rating Authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £1,975 (Workshop and Premises).

The Uniform Business Rate for 2025/2026 is £0.499.

The above information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

5. LEASE TERMS:

The accommodation is offered to let for a term to be agreed, but preferably for a minimum of 12 months on effective full repairing and insuring terms at a rent of £3,950 per annum plus VAT. The rent is to be payable quarterly in advance. A service charge is levied in respect of the maintenance and upkeep of the common parts, which also included utilities. This is currently £1,250 per annum, plus VAT.

The ingoing tenant is to be responsible for a fixed contribution of £175 plus VAT towards the landlord's legal fees incurred in connection with the preparation of the lease.

6. EPC:

EPC Rating E(120).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY
BINGLEY
BD16 1PY**

**TELEPHONE:- 01274 307910
ASHLEY BOWLES**

10 September 2025

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.